

RECEIVED  
FILED



2001 APR 27 PM 2:52

# ANNUAL REPORT

IDAHO PUBLIC  
UTILITIES COMMISSION

OF

Bitterroot Water Co, Inc.

NAME

PO Box 1527 Coeur'd'Alene Id. 83816

ADDRESS

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED 2000

**ANNUAL REPORT FOR WATER UTILITIES TO  
THE IDAHO PUBLIC UTILITIES COMMISSION  
FOR THE YEAR ENDING 2000**

**COMPANY INFORMATION**

- 1 Give full name of utility Bitterroot Water Co. Inc
- 2 Date of Organization 6-16-95
- 3 Organized under the laws of the state of Idaho
- 4 Address of Principal Office (number & street) 5480 W. Twin Lakes Ave Rathdrum Id. 83858
- 5 P.O. Box (if applicable) PO Box 1527
- 6 City Coeur d'Alene
- 7 State Idaho
- 8 Zip Code 83816-1527
- 9 Organization (proprietor, partnership, corp.) Corporation
- 10 Towns, Counties served Arbon, Kootenai County
  
- 11 Are there any affiliated companies? No

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	Robert B. Burnett	907-279-9333
Vice President	.	
Secretary	Dennis Kelly	907-243-8926
General Manager	Debbie Harper	208-687-1743
Complaints or Billing	Debbie Harper	208-687-1743
Engineering	W. Idaho Engineering	208-667-1171
Emergency Service	United Pump Co.	208-772-3230
Accounting	Debbie Harper	208-687-1743

- 13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? Ø

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

- 14 Where are the Company's books and records kept?

Street Address 5480 W. Twin Lakes Avenue  
 City Rathdrum  
 State Idaho  
 Zip 83858

NAME: Bitterroot Water Co. Inc.

**COMPANY INFORMATION (Cont.)**

For the Year Ended 2000

15 Is the system operated or maintained under a service contract?

yes

16 If yes: With whom is the contract?

United Pump Company

When does the contract expire?

N/A

What services and rates are included?

Monthly service - 75<sup>00</sup> - checks all electric - pump - motors  
Storage tank - Dechlorinator

17 Is water purchased for resale through the system?

no

18 If yes: Name of Organization

Name of owner or operator

Mailing Address

City

State

Zip

Gallons/CCF | \$Amount

Water Purchased

19 Has any system(s) been disapproved by the

Idaho Division of Environmental Quality?

no

If yes, attach full explanation

20 Has the Idaho Division of Environmental Quality

recommended any improvements?

no

If yes, attach full explanation

21 Number of Complaints received during year concerning:

Quality of Service

0

High Bills

0

Disconnection

0

22 Number of Customers involuntarily disconnected

none

23 Date customers last received a copy of the Summary

of Rules required by IDAPA 31.21.01.701?

6-1-98 - all new customers coming on line receive one -

Attach a copy of the Summary

24 Did significant additions or retirements from the

Plant Accounts occur during the year?

no

If yes, attach full explanation

and an updated system map

NAME: Bitterroot Water Co. Inc.

**REVENUE & EXPENSE DETAIL**

For the Year Ended 2000

ACCT #	DESCRIPTION		
<b>400 REVENUES</b>			
1	460	Unmetered Water Revenue	<u>5250.00</u>
2	461.1	Metered Sales - Residential	<u>25476.16</u>
3	461.2	Metered Sales - Commercial, Industrial	<u>5928.48</u>
4	462	Fire Protection Revenue	<u>          </u>
5	464	Other Water Sales Revenue	<u>          </u>
6	465	Irrigation Sales Revenue	<u>          </u>
7	466	Sales for Resale	<u>          </u>
8	400	Total Revenue (Add Lines 1 - 7) (also enter result on Page 4, line 1)	<u>36,654.64</u>
9	* DEQ Fees Billed separately to customers		Booked to Acct # <u>          </u>
10	** Hookup or Connection Fees Collected	<u>5250.00</u>	Booked to Acct # <u>460</u>
11	***Commission Approved Surcharges Collected		Booked to Acct # <u>          </u>

**401 OPERATING EXPENSES**

12	601.1-6	Labor - Operation & Maintenance	<u>4726.49</u>
13	601.7	Labor - Customer Accounts	<u>6747.70</u>
14	601.8	Labor - Administrative & General	<u>          </u>
15	603	Salaries, Officers & Directors	<u>          </u>
16	604	Employee Pensions & Benefits	<u>          </u>
17	610	Purchased Water	<u>3999.18</u>
18	615-16	Purchased Power & Fuel for Power	<u>4979.49</u>
19	618	Chemicals	<u>84.52</u>
20	620.1-6	Materials & Supplies - Operation & Maint.	<u>9637.53</u> ←
21	620.7-8	Materials & Supplies - Administrative & General	<u>905.59</u>
22	631-34	Contract Services - Professional	<u>360.00</u>
23	635	Contract Services - Water Testing	<u>880.00</u>
24	636	Contract Services - Other	<u>51.48</u>
25	641-42	Rentals - Property & Equipment	<u>          </u>
26	650	Transportation Expense	<u>          </u>
27	656-59	Insurance	<u>1460.00</u>
28	660	Advertising	<u>          </u>
29	666	Rate Case Expense (Amortization)	<u>          </u>
30	667	Regulatory Comm. Exp. (Other except taxes)	<u>          </u>
31	670	Bad Debt Expense	<u>70.00</u>
32	675	Miscellaneous	<u>494.82</u>
33	<b>Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)</b>		<u>34,396.80</u>

Name: Bitterroot Water Co Inc

**INCOME STATEMENT**

For Year Ended 2000

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>36454.64</u>
2	Operating Expenses (From Page 3, line 33)	<u>34396.80</u>	
3	403 Depreciation Expense		
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)	<u>79.50</u>	
7	408.11 Property Taxes	<u>44.60</u>	
8	408.12 Payroll Taxes		
9A	408.13 Other Taxes (list)      DEQ Fees	<u>360.00</u>	@ 55¢ per cost
9B			
9C			
9D			
10	409.10 Federal Income Taxes	<u>1346.00</u>	
11	409.11 State Income Taxes	<u>741.37</u>	
12	410.10 Provision for Deferred Income Tax - Federal		
13	410.11 Provision for Deferred Income Tax - State		
14	411 Provision for Deferred Utility Income Tax Credits		
15	412 Investment Tax Credits - Utility		
16	Total Expenses from operations before interest (add lines 2-15)		<u>36968.27</u>
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		<u>&lt; 313.63 &gt;</u>
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		<u>264.60</u>
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income		
25	426 Miscellaneous Non-Utility Expense		
26	408.20 Other Taxes, Non-Utility Operations		
27	409.20 Income Taxes, Non-Utility Operations		
28	Net Non-Utility Income (Add lines 20,22,23 & 24 less lines 21,25,26, & 27)		<u>264.60</u>
29	Gross Income (add lines 19 & 28)		<u>&lt; 49.03 &gt;</u>
30	427.3 Interest Exp. on Long-Term Debt		
31	427.5 Other Interest Charges		
32	NET INCOME (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		<u>&lt; 49.03 &gt;</u>

Name: Bitterroot Water Co Inc.

**ACCOUNT 101 PLANT IN SERVICE DETAIL**  
 For Year Ended 2000

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1 301	Organization				
2 302	Franchises and Consents				
3 303	Land & Land Rights				
4 304	Structures and Improvements				
5 305	Collecting & Impounding Reservoirs				
6 306	Lake, River & Other Intakes				
7 307	Wells				
8 308	Infiltration Galleries & Tunnels				
9 309	Supply Mains				
10 310	Power Generation Equipment				
11 311	Power Pumping Equipment				
12 320	Purification Systems				
13 330	Distribution Reservoirs & Standpipes				
14 331	Trans. & Distrib. Mains & Accessories				
15 333	Services				
16 334	Meters and Meter Installations				
17 335	Hydrants				
18 336	Backflow Prevention Devices				
19 339	Other Plant & Misc. Equipment				
20 340	Office Furniture and Equipment				
21 341	Transportation Equipment				
22 342	Stores Equipment				
23 343	Tools, Shop and Garage Equipment				
24 344	Laboratory Equipment				
25 345	Power Operated Equipment				
26 346	Communications Equipment				
27 347	Miscellaneous Equipment				
28 348	Other Tangible Property				
29	TOTAL PLANT IN SERVICE (Add lines 1 - 28)	0	0	0	0

Enter beginning & end of year totals on Pg 7, Line 1

Name: Bitterroot Water Co. Inc.

**ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL**

For Year Ended 2000

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1 304	Structures and Improvements				
2 305	Collecting & Impounding Reservoirs				
3 306	Lake, River & Other Intakes				
4 307	Wells				
5 308	Infiltration Galleries & Tunnels				
6 309	Supply Mains				
7 310	Power Generation Equipment				
8 311	Power Pumping Equipment				
9 320	Purification Systems				
10 330	Distribution Reservoirs & Standpipes				
11 331	Trans. & Distrib. Mains & Accessories				
12 333	Services				
13 334	Meters and Meter Installations				
14 335	Hydrants				
15 336	Backflow Prevention Devices				
16 339	Other Plant & Misc. Equipment				
17 340	Office Furniture and Equipment				
18 341	Transportation Equipment				
19 342	Stores Equipment				
20 343	Tools, Shop and Garage Equipment				
21 344	Laboratory Equipment				
22 345	Power Operated Equipment				
23 346	Communications Equipment				
24 347	Miscellaneous Equipment				
25 348	Other Tangible Property				
26	TOTALS (Add Lines 1 - 25)	0	0	0	0

Enter beginning & end of year totals on Pg 7, Line 7

Name: Bitterroot Water Co Inc.

**BALANCE SHEET**

For Year Ended 2000

**ASSETS**

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	101 Utility Plant in Service (From Pg 5, Line 29)			
2	102 Utility Plant Leased to Others			
3	103 Plant Held for Future Use			
4	105 Construction Work in Progress			
5	114 Utility Plant Aquisition Adjustment			
6	Subtotal (Add Lines 1 - 5)			
7	108.1 Accumulated Depreciation (From Pg 6, Line 26)			
8	108.2 Accum. Depr. - Utility Plant Lease to Others			
9	108.3 Accum. Depr. - Property Held for Future Use			
10	110.1 Accum. Amort. - Utility Plant in Service			
11	110.2 Accum. Amort. - Utility Plant Lease to Others			
12	115 Accumulated Amortization - Aquisition Adj.			
13	Net Utility Plant (Line 6 less lines 7 - 12)			
14	123 Investment in Subsidiaries			
15	125 Other Investments			
16	Total Investments (Add lines 14 & 15)			
17	131 Cash			
18	135 Short Term Investments			
19	141 Accts/Notes Receivable - Customers			
20	142 Other Receivables			
21	145 Receivables from Associated Companies			
22	151 Materials & Supplies Inventory			
23	162 Prepaid Expenses			
24	173 Unbilled (Accrued) Utility Revenue			
25	143 Provision for Uncollectable Accounts			
26	Total Current (Add lines 17 -24 less line 25)			
27	181 Unamortized Debt Discount & Expense			
28	183 Preliminary Survey & Investigation Charges			
29	184 Deferred Rate Case Expenses			
30	186 Other Deferred Charges			
31	<b>Total Assets (Add lines 13, 16 &amp; 26 - 30)</b>	<i>0</i>	<i>0</i>	<i>0</i>

Name: Butterroot Water Co. Inc.

**BALANCE SHEET**

For Year Ended 2000

**LIABILITIES & CAPITAL**

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock			
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts			
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings			
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)			
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt			
12	231 Accounts Payable			
13	232 Notes Payable			
14	233 Accounts Payable - Associated Companies			
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable			
17	236.12 Accrued Income Taxes Payable			
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities			
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities			
24	255.1 Accumulated Investment Tax Credits - Utility			
25	255.2 Accum. Investment Tax Credits - Non-Utility			
26	261-5 Operating Reserves			
27	271 Contributions in Aid of Construction			
28	272 Accum. Amort. of Contrib. in Aid of Const. **			
29	281-3 Accumulated Deferred Income Taxes			
30	Total Liabilities (Add lines 9 - 29)			
31	<b>TOTAL LIAB &amp; CAPITAL ( Add lines 8 &amp; 30)</b>			

\*\* Only if Commission Approved

Name: Bitterroot Water Co., Inc.

**STATEMENT OF RETAINED EARNINGS**

For Year Ended 2000

1	Retained Earnings Balance @ Beginning of Year	<u>10514.80</u>
2	Amount Added from Current Year Income (From Pg 4, Line 32)	<u>&lt;49.03&gt;</u>
3	Other Credits to Account	<u>128.45</u>
4	Dividends Paid or Appropriated	<u>          </u>
5	Other Distributions of Retained Earnings	<u>          </u>
6	Retained Earnings Balance @ End of Year	<u><u>10,594.22</u></u>

**CAPITAL STOCK DETAIL**

7	Description (Class, Par Value etc.)	No. Shares Authorized	No. Shares Outstanding	Dividends Paid

**DETAIL OF LONG-TERM DEBT**

8	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued

Name: Bitterroot Water Co Inc.

**SYSTEM ENGINEERING DATA**

For Year Ended 2000

1 Provide an updated system map if significant changes have been made to the system during the year.

2 Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply Source (Well, Spring, Surface Wtr)
<u>Corner of Brunner &amp; Clagstone</u>	<u>120</u>	<u>Chlorine</u>	<u>17,535,000</u>	<u>well</u>

3 System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir (Elevated, Pressurized, Boosted)	Construction (Wood, Steel Concrete)
<u>Same as above</u>	<u>100,000</u>	<u>90,000</u>	<u>Booster</u>	<u>Concrete</u>

(Duplicate form and attach if necessary. Asterisk facilities added this year.)

Name: Bitterroot Water Co Inc.

**SYSTEM ENGINEERING DATA**  
(continued)

For Year Ended 2000

4 Pump information for ALL system pumps, including wells and boosters.

Designation or Location & Type of Pump**	Horse Power	Rated Capacity (gpm)	Discharge Pressure (psi)	Energy Used This Year
Well	20	120	20	87,432 Kw

\*\* Submit pump curves unless previously provided or unavailable. Asterisk facilities added this year. Attach additional sheets if inadequate space is available on this page.

- 5 If Wells are metered:
  - What was the total amount pumped this year? 17,535,000
  - What was the total amount pumped during peak month? 2,134,100
  - What was the total amount pumped on the peak day? N/A
- 6 If customers are metered, what was the total amount sold in peak month? 1,454,500
- 7 Was your system designed to supply fire flows? yes  
 If Yes: What is current system rating? -.
- 8 How many times were meters read this year? 8  
 During which months? March - April - May - June - July - August - September and October
- 9 How many additional customers could be served with no system improvements except a service line and meter? 21  
 How many of those potential additions are vacant lots? 18
- 10 Are backbone plant additions anticipated during the coming year? no  
 If Yes, attach an explanation of projects and anticipated costs!
- 11 In what year do you anticipate that the system capacity (supply, storage or distribution) will have to be expanded? -.

Name: Bitterroot Water Co Inc.

**SYSTEM ENGINEERING DATA**  
(continued)

For Year Ended 2000

**FEET OF MAINS**

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	8"	32000			32000
	6"	3500			3500

**CUSTOMER STATISTICS**

	Number of Customers		Thousands of Gallons Sold	
	This Year	Last Year	This Year	Last Year
2 Metered:				
2A Residential	91	82	17,535,000	11,268,400
2B Commercial	1			0
2C Industrial				
3 Flat Rate:				
3A Residential				
3B Commercial				
3C Industrial				
4 Private Fire Protection				
5 Public Fire Protection				
6 Street Sprinkling				
7 Municipal, Other				
8 Other Water Utilities				
TOTALS (Add lines 2 through 8)	92	82		

# CERTIFICATE

State of Idaho )  
County of Kootenai ) ss

I ~~WE~~, the undersigned Debbie Harper  
and \_\_\_\_\_  
of the Bitterroot Water Co, Inc.  
utility, on our oath do severally say that the foregoing report has been prepared under our direction,  
from the original books, papers and records of said utility; that we have carefully examined same, and  
declare the same to be a correct statement of the business and affairs of said utility for the period  
covered by the report in respect to each and every matter and thing therein set forth, to the best of our  
knowledge, information and belief.

\_\_\_\_\_  
(Chief Officer)

Debbie Harper  
\_\_\_\_\_  
(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this 25<sup>th</sup> day of April, 2001

Debbie K. Matthews  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires 3-30-2005



gdk/excel/jnelson/anulrpts/wtrannualrpt

**BITTERROOT WATER CO., INC.**

RECEIVED  
FILED



P.O. Box 1527  
Coeur d'Alene, ID 83816

Phone 208-755-4020  
FAX: 208-687-5325

2001 APR 27 PM 2:54

IDAHO PUBLIC  
UTILITIES COMMISSION

To Our Water Customers:

This is a summary of the rules for termination of service for all Bitterroot Water Company customers as determined by the Idaho Public Utilities Commission (IPUC), as of March 1, 1997. These rules cover the rights and responsibilities of the Customer and the Water Utility. An explanation of our rate schedule has also been included.

If you have any questions concerning this information, please contact us or you can directly contact the IPUC, P.O. Box 83720, Boise, ID, 83720-0074, 1-800-432-0369.

**RULES FOR TERMINATION OF SERVICE**

TERMINATION WITH PRIOR NOTICE

With proper customer notice Bitterroot Water Company may deny or terminate water service for one of the following reasons:

1. Non-payment of a past due bill or payment of a past due bill with an NSF check.
2. Failure to honor the terms of a payment arrangement.
3. Obtaining service by false identity.
4. Refusing to allow access to the water meter or shut off valve.
5. Willfully wasting service through improper equipment or otherwise.
6. Failure to apply for service.

TERMINATION WITHOUT PRIOR NOTICE

Bitterroot Water Co., may deny or terminate water service without notice for one of the following reasons:

1. A situation exists that is immediately dangerous to life, physical safety or property.
2. To prevent a violation of federal, state or local safety or health codes.
3. Service is obtained, diverted or used without the authorization of Bitterroot Water Co.
4. Bitterroot Water Co., has diligently attempted to notify you of termination and has been unable to contact you.
5. If ordered by any court, The IPUC or any other duly authorized public authority.

NOTIFICATION AND BILLING

1. Meters will be read between the end of the month to the fifth of each month (weather providing). Bills will be sent out by the fifth with payment due 20 days from the billing date. The monthly water rate is, \$20.00 for the first 15,000 gallons and .75 cents per 1000 gallons after the first 15,000 gallons. This rate went into effect September 1, 1999.
2. A billing may be considered past due 25 days after the billing date. A written notice of termination must be mailed at least (7) seven days before the proposed termination date.
3. At least (24) twenty-four hours before the service is terminated, a notice will be left at the property advising you of the steps needed to have services restored.
4. When the twenty-four hour period has ended, another attempt will be made to contact you in person or by phone before service is terminated.
5. Only a (24) twenty-four hour notice is required if you do not make an initial payment according to the payment arrangement or the initial payment is not honored by the bank.

## PAYMENT ARRANGEMENTS AND SPECIAL CIRCUMSTANCES

If you cannot pay your billing in full or you receive a notice of termination, please call our office. Payment arrangements can be made to avoid termination of service.

If you cannot pay your bill and a member of your household is seriously ill or there is a medical emergency, Bitterroot Water Co., will postpone termination of service for (30) thirty days. A written certification is required from a licensed physician or public health official stating the name of the person who is ill, the nature of the illness and the name, title and signature of the person certifying the serious illness or medical emergency.

## COMPLAINT PROCEDURES

If at any time you have a complaint concerning the termination of service, policies and practices or any other matter regarding our service please contact Bitterroot Water Company, in person, or by telephone or in writing. Your complaint will be investigated promptly and thoroughly. You will be notified orally or in writing the results of the investigation and we will make every effort to resolve the complaint.

If you are dissatisfied with the proposed resolution of your complaint, you may ask the IPUC to review the matter. Your request may be done orally or in writing. Your service will not be disconnected while the complaint is being investigated by the water utility or the IPUC.

## RESTRICTION OF TERMINATION OF SERVICE

Service cannot be disconnected on Friday after 12:00 noon or on a Saturday, Sunday or any Legal Holidays recognized by the State of Idaho, or after 12:00 noon on any day immediately before any Legal Holiday. Service may only be terminated between the hours of 8:00 am and 4:00 pm. The employee sent to the premises to terminate service will identify him/her self to you and state the purpose of the visit. This person is authorized to accept payment in full.

## HOOK-UP

The company reserves the right to deny hook-ups during the winter months due to adverse weather conditions. New hook-ups will be scheduled as soon as weather conditions permit.

## HOOK-UP CHARGES & MONTHLY FEES

A one time hook-up charge of \$750.00 will be paid in advance for any new service hook-up. The extra costs of any out of the ordinary circumstances requiring additional equipment or special construction techniques involved in the installation of a new service connection will be agreed to in advance and put into writing by the customer and the company. Only one residence per hook-up is allowed, one stock tank will also be permitted. No irrigation of property will be permitted.

The monthly water rate is \$20.00 for the first 15,000 gallons of usage and .75 cents per 1000 gallons after the first 15,000 gallons. Payment is due in full (20) twenty days after the billing date, a bill may be considered delinquent (25) twenty-five days after the billing date. Arrangement can be made to pay in advance monthly, quarterly, semi-annual or annual.

## RECONNECTION FEE

If water service is terminated, the balance in full, plus a reconnection fee of \$25.00 is due.

**NO ONE EXCEPT AN AUTHORIZED AGENT OF THE COMPANY SHALL TAMPER WITH, INTERFERE WITH, MAKE REPAIRS, CONNECTIONS OR REPLACEMENTS OF OR ANY OF THE COMPANIES PROPERTY, EXCEPT IN CASE OF EXTREME EMERGENCY.**